

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
009075-R150		
M		
B		
C		

07-010500.0100

RUTLEDGE DUSTIN J & ASHLEE K

RUTLEDGE DUSTIN J & ASHLEE K
12042 TOWNSHIP LINE RD
ROCKFORD, OH 45882

LEGAL INFORMATION

PT SW
& PT NW SEC 18
RTS: 002-04-07
Acres:2.3060

Created in 2017 From 07-010500.0000 due to Split

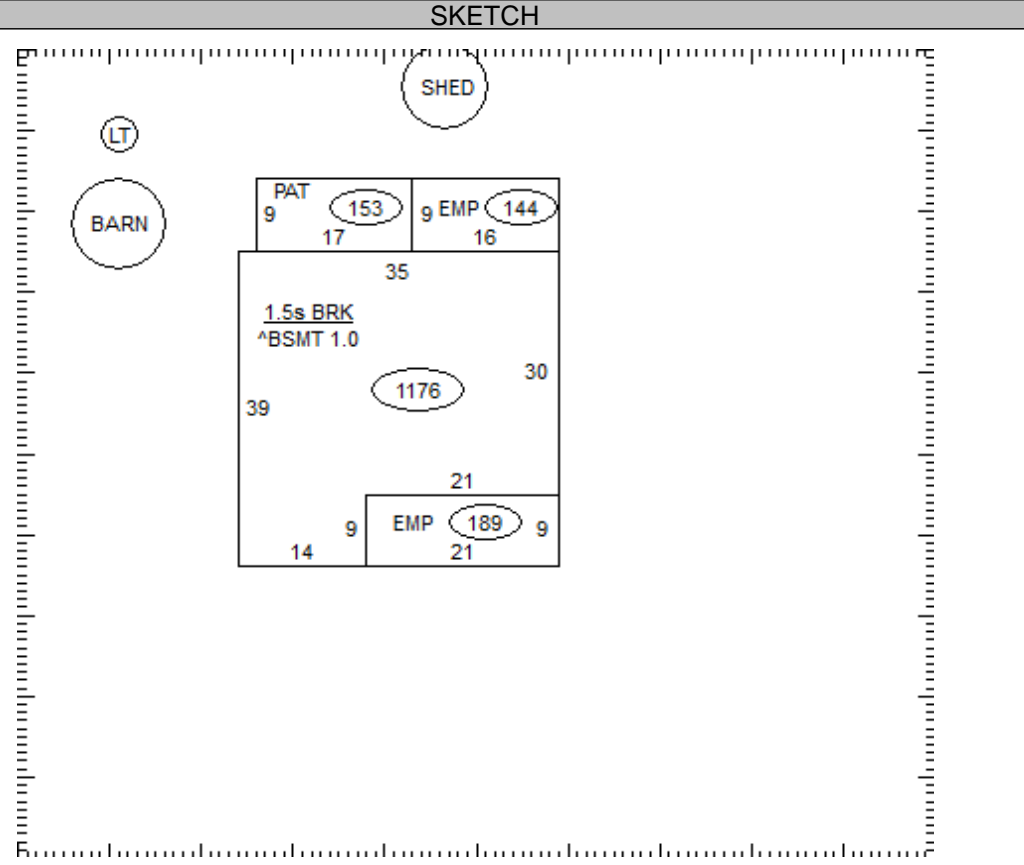
	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	RUTLEDGE DUSTIN J &	12042 TOWNSHIP LINE RD	ROCKFORD	OH	45882	08/28/2017	163,000	WDC : 574	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER:	DATE:	TIME:	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS		PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	12042 TOWNSHIP LINE RD, COMMENT TY2018:Net Gen=\$1,717.36, Other Assessment=\$5.28	

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
HS:Home Site	AC:1	16500				16,500 0
SM:Small Acreage	AC:1.306	6800				8,900 0
Total Acres: 2.3060					TOTAL	25,400 0

VALUATION SUMMARY							
VALUE YEAR	2018	2018	2018	2018	2017	2017	
REASON FOR CHANGE	MISC	RCLS	CAUV	MISC	CAUV	MISC	
APPRAISED	LAND	25,400	27,800	19,560	27,800	0	0
VALUE	IMPR	98,500	98,500	98,500	98,500	0	0
	TOTAL	123,900	126,300	118,060	126,300	0	0
ASSESSED	LAND	8,890	9,730	6,850	9,730	0	0
VALUE	IMPR	34,480	34,480	34,480	34,480	0	0
	TOTAL	43,370	44,210	41,330	44,210	0	0

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE										
<input checked="" type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD	1	1176	BRK	110,040										
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO	.5	588	BRK	40,160										
<input type="checkbox"/> TRIPLEX	<input type="checkbox"/> ALM/VYNL														
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK														
<input type="checkbox"/> MOBILE HM	<input type="checkbox"/> METAL														
<input type="checkbox"/> BI/L TRI/L	<input checked="" type="checkbox"/> BRICK														
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> STONE														
ROOFING	ROOF TYPE														
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE														
<input checked="" type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP														
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL														
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD														
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT														
		BSMT	1176		15,290										
SUBTOTAL					165,490										
FLOORS	B 1 2 3 U	MULTI-FAMILY #	0		0										
CONCRETE	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	0 S.F.		0										
WOOD	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FIREPLACE #	0		0										
TILE/COMPO	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	HEATING	0 S.F.		0										
CARPET	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	0 S.F.		0										
INT. FINISH	B 1 2 3 U	PLUMBING #	3		3,300										
PLASTER/DW	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	GARAGES & CARPORTS			0										
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	EXTRA FEATURES			9,500										
UNFINISHED	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	SUBTOTAL			178,290										
ACCOMMODATIONS		GRADE FACTOR			105 %										
# OF ROOMS		4	3												
BEDROOMS		1	3												
FIREPLACES															
HEAT & AC	B 1 2 3 U	UNADJUSTED VALUE			187,200										
NO HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FACTOR			100 %										
CTRL HEAT	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	OCCUPANCY ST.HT SIZE AREA GRADE PRICE AGE REMD CND UNADJ VAL PHYS PHYS VAL FUNC TRUE VAL													
HW/STEAM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	DWELLING	1.5	SK	1,764	C+		1920		A	187,200	45	102,960		94,700
ELECTRIC	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1 Shed	10	20x36	720	C	6.00	1920		A	4,320	95	220		200
HEAT PUMP	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2 Lean - To		64x24	1,536	C	3.20	1997		A	4,920	35	3,200		3,200
FLR/WALL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3 Barn	14	64x30	1,920	C	8.00	1920		A	15,360	95	770	DFLT50	400
STVE/SPCE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	4													
GEOHERMAL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5													
OUTSIDE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	6													
CTRL A/C	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	7													
PLUMBING		8													
X FULL BATH		9													
X HALF BATH		10													
X FIXTURES		11													



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TOTAL 98,500

COMMENTS

Dwelling has an Economic Factor of 92%